ORDINANCE NO. 2021 - 016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF STARKE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R-2 TO AG

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STARKE, INDIANA:

Section 1: The Unified Zoning Ordinance of Starke County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in California Township, Starke County, Indiana

See attached Exhibit A

Section 2: The Starke County Planning Commission recommended approval by a vote of 5-yes to 0-no to rezone the real estate. The above-described real estate should be and the same is hereby rezoned from R-2 to AG.

Exhibit A

Parcel No.: 75-10-23-100-008.000-002

A tract of land commencing at the Southeast corner of the South half of the Northwest quarter of Section Twenty-three, Township Thirty-two North, Range Two West of the second principal meridian, in Starke County, Indiana; thence north three hundred fifty (350) feet; thence west twenty-six hundred forty (2640) feet; thence south three hundred fifty (350) feet; thence east twenty-six hundred forty (2640) feet to the place of beginning, and being the south twenty-one and twenty-one hundredths (21.21) acres of the South half of the Northwest quarter of said Section Twenty-three, and being the same land as described in Deed Record #64, page 409, excepting that portion of the abovesaid property conveyed to the State of Indiana by Warranty deed dated the 23rd day of October, 1966, and recorded the 13th day of January, 1968, in the office of the Recorder of Starke County, Indiana, Deed Record #A-177496, book 116, at page 594.

EXCEPT

the following described REAL ESTATE in Starke County, in the State of Indiana, to-wit:

A part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 32 North, Range 2 West in Starke County, Indiana, described as follows: Beginning at the center of said Section 23, a railroad spike in center of County Road 450 East; thence North 88 degrees 57 minutes 00 seconds West (from State Highway Deed as recorded in Book 116 at page 594) a distance of 244.91 feet to an iron pipe on right of way line of U.S. Highway #35; thence North 62 degrees 03 minutes 30 seconds West, along said right of way line, a distance of 773.71 feet to an iron pipe; thence South 88 degrees 57 minutes 00 seconds East a distance of 930.9 feet to a railroad spike in center of County Road 450 East; thence South 0 degrees 23 minutes West a distance of 350.0 feet to the point of beginning, containing 4.72 acres, more or less, and subject to legal Highway on East and thereof.

Rentka Addition



APPLICATION FOR CHANGE IN ZONING

TO: STARKE COUNTY PLAN COMMISSION

53 EAST MOUND STREET KNOX, IN 46534	RECEIPT # U498
1. Full legal description of land to be considered fo	r re-zoning:
Parcel No.: 75-10-23-100-008.000-002 See attached <u>Exhibit A</u>	
(Note: An act of zoning which confers special bene commensurate community benefits is "Spot Zoning	efit on a relatively small tract of land without g" and is not permissible.)
2. Present Zoning: R2 3. Prop	posed Zoning: Ag
4. Proposed Usage (type of use-description of struc	ctures-estimated costs-etc.):
The land considered for rezoning will be used for will include row-crop production, woodlands, and The portions that will remain row-crop productio have few improvements. The portions of land that include solar panel arrays aligned on steel driven parasses, ground cover, and other pollinators will arrays.	solar farms depending on specific suitability. n and woodlands will remain the same and t will be used as part of the solar project will posts and other accessory structures. Native
 If proposed plans are commercial, what is y appropriately zoned district? The land subject t agricultural purposes and is not suitable for large so adjacent to other agricultural zoned land. 	to this petition has always been used for
6. What changes have taken place in this area to su zoning will aid and promote orderly growth and pu developed a residential demand and the land is not for by the current zoning. The area is predominant like the land in this rezone.	rogress in the community? The area has not suitable for the large scale residential called
Edward P. Rentka	Date: July 18, 2021
Mouy Bleff Beutla Mary Beth Bentka	Date: Fuly 18,2021

Address: 1026 Kemman Avenue, La Grange Park, IL 60526

Public Hearing held by Starke County Planning Commission on:	uber 13,2021	
Action by Starke County Commissioners: Approved	Rejected	Date
Isee attachment for Starke County Co	mmissioners signatu	res)

Exhibit A

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Rentka Addition



STARKE COUNTY PLANNING COMMISSION

53 EAST MOUND STREET KNOX, IN 46534

PHONE: 574-772-9133

INTERESTED PARTY NOTIFICATION AFFIDAVIT

I, Christopher D. Shelmon, do hereby certify that notice of a public hearing before the Starke County Planning Commission, in accordance with the attached copy of such notice, was sent by Certified or Registered mail, return receipts requested, to the recorded owners of property listed as follows, and considered by the Board to be interested parties in the case to be considered.

PROPERTY OWNER OF RECORD

MAILING ADDRESS

See list attached as Exhibit A

And that such notification was accomplished on or before August 30, 2021 being at least 10 (ten) days prior to the date set for hearing.

Applicant's Signature

COUNTY OF TIPPECANOE STATE OF INDIANA; Subscribed and sworn to before me, a Notary Public, in and for said County and State. This 30th day of August, 2021

My Commission expires: April 6, 2023

NOTARY PUBLICATION DIRECTOR OF Printed Name: Melisa M. Brooks



STARKE COUNTY PLANNING COMMISSION

53 EAST MOUND STREET KNOX, IN 46534 PHONE: 574-772-9133

NOTICE OF PUBLIC HEARING:

The Starke County Planning Commission hereby gives notice that a public hearing will be held on Monday, **September 13, 2021** at the latter of **5:30 p.m.** local time, in the Starke County Government Building, located in Knox, IN. to consider the following:

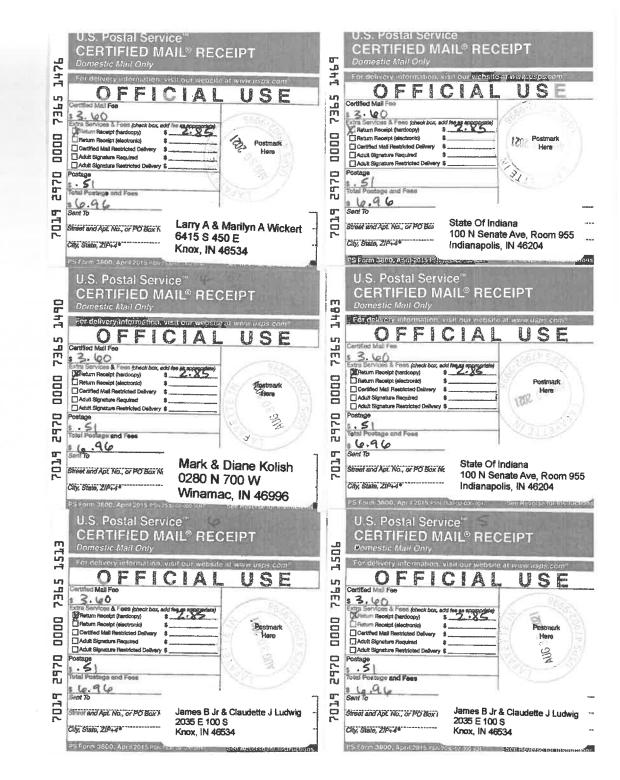
Public hearing to consider rezoning request by Edward P. and Mary Beth Rentka, from the R2 zone to the Ag zone for all uses permitted in the agricultural zone, on the property described as follows: Pt S 1/2 Nw S23 T32 R2, California Township, Starke County, Indiana, containing 14.003 acres, more or less, Parcel number 75-10-23-100-008.000-002, located at 6535 S 450 E, Knox, IN 46534.

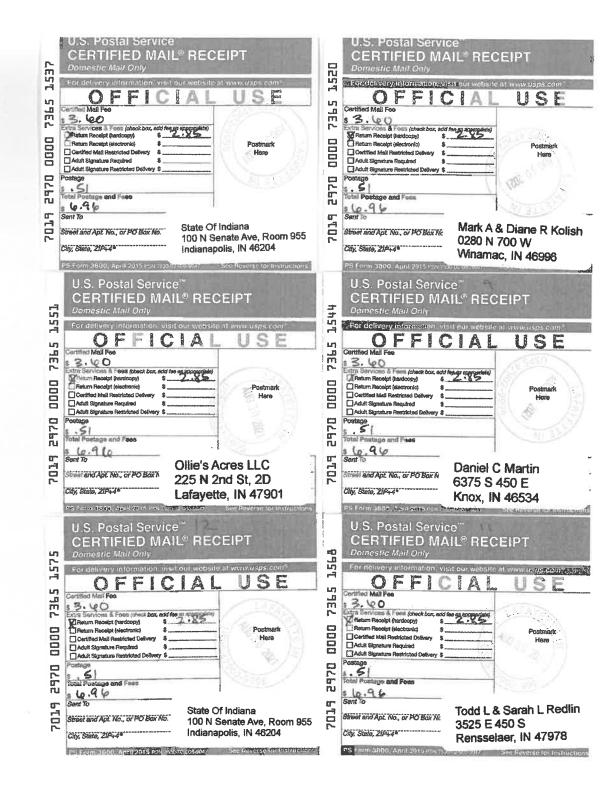
All interested parties will be heard at the time and place specified. Written comments from interested parties received prior to the hearing will be considered.

Bill Crase, President Todd Jackson, Vice-President

Exhibit A

Interested Parcel #	Owner Name	Location Address	Owner Address	
		US HWY 35	100 N Senate Ave Room 955	
75-10-23-100-009.000-002	State Of Indiana	KNOX ,IN 46534	Indianapolis, IN 46204	
		6415 S 450 E	6415 S 450 E	
75-10-23-200-010.000-002	Wickert Larry A & Marilyn A	Knox,IN 46534	Knox,IN 46534	
		US 35 R/W	100 N Senate Ave Room 955	
75-10-23-300-011.100-002	State Of Indiana	KNOX ,IN 46534	Indianapolis,IN 46204	
		450 E	0280 N 700 W	
75-10-23-300-011.000-002	Kolish Mark & Diane	KNOX ,IN 46534	Winamac,IN 46996	
		350 E	2035 E 100 S	
75-10-22-400-015.000-002	Ludwig James B Jr & Claudette J	KNOX ,IN 46534	Knox,IN 46534	
		350 E	2035 E 100 S	
75-10-22-200-012.000-002	Ludwig James B Jr & Claudette J	KNOX ,IN 46534	Knox,IN 46534	
		450 & US 35	0280 N 700 W	
75-10-23-100-007.000-002	Kolish Mark A & Diane R	KNOX ,IN 46534	Winamac,IN 46996	
		US 35	100 N Senate Ave Room 955	
75-10-23-100-007.100-002	State Of Indiana	KNOX ,IN 46534	Indianapolis,IN 46204	
		6375 S 450 E	6375 S 450 E	
75-10-23-100-007.200-002	Martin Daniel C	KNOX ,IN 46534	Knox,IN 46534	
		450 E & CR 210	225 N 2nd St 2D	
75-10-23-100-007.300-002	Ollie's Acres LLC	KNOX,IN 46534	Lafayette, IN 47901	
		US 35	3525 E 450 S	
75-10-23-500-012.100-002	Redlin Todd L & Sarah L	KNOX,IN 46534	Rensselaer,IN 47978	
		US 35	100 N Senate Ave Room 955	
75-10-23-400-022.000-002	State Of Indiana	KNOX,IN 46534	Indianapolis,IN 46204	





Advertising Receipt

The Pilot News Group

PO Box 220 Plymouth, IN 46563

Phone: 574-936-3101 Fax: 574-936-7491

Gutwein Law

250 Main Street

Suite 590

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Lafayette, IN 47901

Acct #: 25115142

Ad #: 00326822

Phone: (765)423-7900

Date: 08/13/2021

Ad taker: grx

Salesperson: SS

Sort Line: 326822 Public Notice

Classification: 117

Description	Start -	Stop-	Ins.	Cost/Day	Total
LE Legals -kl/cc	09/02/2021	09/02/2021	1	14.96	14.96
IN Internet	09/02/2021	09/02/2021	1		0.00

Ad Text:

NOTICE OF

PUBLIC HEARING

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All Interested parties will be heard at the time and place specified. Written comments from interested parties received prior to the hearing will be considered.

Bill Crase, President

Todd Jackson, Vice-President

September 2, 2021 KL326822 hspaxip

Total: 14.96 Tax: 0.00

Net: 14.96 Prepaid: 0.00

Total Due 14.96 **Gutwein Law**

To: The Leader

Starke County, Indiana	Knox, Indiana
PUBLISHER'S CLAIM	NOTICE OF
LINE COUNT	PUBLIC HEARING The Starke County Planning
Display Matter (Must not exceed two actual lines, neither of which shall	The Starke County Planning Commission hereby gives no-
total more than four solid lines of the type in which the body of	THE REPORT OF THE PROPERTY OF
advertisement is set) number of equivalent lines	13, 2021 at the latter of 5-30
Head number of lines	p.m. local time, in the Starke County Government Building,
Body number of lines	located in Knox. IN to consider
Tail number of lines	the following: Public hearing to consider re-
Total number of lines in notice	ZONING request by Edward P
Total number of lines in notice	and Mary Beth Rentke, from the R2 lone to the Ag zone for
Oakura Milakh Inak Landh Tak	all uses permitted in the agricul-
Column Width Inch Length Total	tural zone, on the property de: scribed as follows: Pt 8 1/2 Nw
OOLIDI ITATION OF OUADOFO	S23 T32 R2, California Town-
COMPUTATION OF CHARGES 34 lines 1 column(c) wide equals equivalent lines a	ship, Starke County, Indiana,
inies, committa) wide equals equivalent inies s	or less, Parcel number 75-10-23-100-008,000-002, lo-
(or) .4400 cents per line	75-10-23-100-008,000-002, lo-
total column inches at per	cated at 6536 S 450 E, Knox, IN 46534.
Additional charges for notices containing rule or tabular work (50 per cer	All Interested parties will be
Charge for extra proofs of publication (\$2.00 for each proof in excess of two)	heard at the time and place specified. Written comments
TOTAL AMOUNT OF CLAIM	from interested parties received
	prior to the hearing will be con- aldered.
DATA FOR COMPUTING COST	Bill Crase, President
Width of single column in picas9	Todd Jackson, Vice-Fresident September 2, 2021 KL326822 hspeodo
Size of type8	
	Number of insertions1
Plan Commission	
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby cer	
just and correct, that the amount claimed is legally due, after allowing all just c	redits, and that no part of the same
has been paid.	
I also certify that the printed matter attached hereto is a true copy, of the	•••
	of publication being as follows:
9/2/21	
Additionally, the statement checked below is true and correct:	
Newspaper does not have a Web site.	
X Newspaper has a Web site and this public notice was post	ed on the same day as it was
published in the newspaper.	
Newspaper has a Web site, but due to technical problem of	or error, public notice was posted on
Newspaper has a Web site but refuses to post the public n	otice.
	Metale (Couderboch
Date: September 2, 2021 Signature	I GOOD C GO COOLO

DATE	DESCRIPTION		INVOICE #	AMOUNT	DEDUCTION	NET AMOUNT
9/8/20	021 Proof of Publica	ition 18147.0002		14.96	0.00	14.96
HECK DATE	CONTROL NUMBER	TOTALS >				14.96
Lafavette.	Street, Suite 590		1ST SOURCE 100 N MICHIG SOUTH BEND, I 71-1212/7	BANK AN ST N 46601 12 DATE	AMOU	11600
'AY	FOURTEEN AND 96	3/100 US DOLLARS	Septe	ember 8, 2021	\$*******14.9	6
OTHE RDER F:	The Pilot News Gr	oup		01/2	1. 1	